Serious Shortage of Office Premises Disclosed by Search for 4,000 Square Feet.

\$80,000 DWELLING DEAL

Operator Takes East 62d St. House-Uptown Corner Sold.

A serious condition for business south Fulton street is in the shortage of office space in that territory. A concern n one of the large Broadway buildings is in need of more space, but it cannot be had in that building because every inch of the big structure from cellar to oof is rented. The need of space is urgent, so the concern sought it in an-other building. About 4,000 square feet is wanted, but to its great surprise there are only two buildings between the Battery and Fulton street, the East and North rivers which can furnish that much undivided space. One of these buildings is at 136 Liberty street and the other at 6 Church street. The for-mer building was gutted by mer building was gutted by fire some time ago and is being rebuilt, otherwise there would be mothing to rent in that building. The premises, however, were not suitable for the needs of the concorn. The next largest unoccupied space in the downtown district is 2,000 square feet in the building at the south corner of Broadway and Maiden lane, but this not large enough. Through its agent the concern has communicated its wants every real estate man or company ling downtown office property, but every one has returned the answer that they regret their buildings are filled up or that they have not more than one or two small offices for rent. The condition warrants serious thought, because busi-ness will not be able to expand unless undeveloped property in the lower end of the city is made serviceable for com-mercial use. Under existing conditions here will be no turning down of premis in fairly good condition and reasonably close to the activities of prospective ten-ants. With space so scarce the question is. Where will new business locate? It is a known fact that concerns are crowded and many of the large institu-tions are scattered around the financial district because it has been a case of taking anything that the space market offered. New York's commercial populaoffered. New York's commercial popula-tion increases every year and even in periods of business depression. Now that business is on the high road there is every reason to believe that the busi-ness population of the city is growing as never before. This is evident by a com-parison of the renting conditions in the parison of the renting conditions in the financial district to-day and two years ago nancial district to-day and two years ago.
It will show that then there were many
large and small offices on the market for
rent. The shortage will mean that the
area of the financial district will not be so well defined in the future as in the past, for concerns not being able to get ac-commodations within the district will

tion with the premises adjoining, at 531 and 533 West Nineteenth street, and recently purchased by him from the Ogden estate and Mrs. M. M. Sherman

AD. COMPANY BUYS PLOT.

Mrs. A. Scott Cameron has sold 100 et of the plot which she owns at 409 be improved. Last year the same firm took a twenty-one year lease of the Stephenson property at Fifth avenue, Broadway and Twenty-fifth street for ovement with an eight story office

LARGE GARAGE FOR BEST & CO. Pease & Elliman have sold for Mrs. uise A. Ripley the three story garage at 123 West Fifty-second street, on a lo 5x100.5, between Sixth and Seventh syenues. The new owner is James J. McCarren, who last March bought the adjoining property, 121, at auction, and nu now controls a frontage of 50 feet at Mr. that point. The Ripley property was given held at \$40,000. Mr. McCarren recently hared the garage at 121 to Best & Co., and it is understood that the newest purchase will also be taken over by them.

UPTOWN TENEMENT DEALS.

EAST NINETY-SEVENTH STREET-Louis Manheim sold 331 East Ninetyseventh street, a five story tenement

purchased from Frederick Brown the five story tenement, on a lot 25x100, at 232 East 109th street. The property is assessed by the city at \$18,000.

The Nan National Conn. The Section of the Post road at Noroton, Conn. to Mrs. William Carroli. EAST 100TH STREET-David Lion has the season.

The Alco Building Company has sold the one family brick dwelling at 2072 Sixty-sixth street to A. Cohen. Meister Builders have bought from

Britt & Archer ten one family frame tween Second and Third avenues. Walter S. Ross and C. C. Gretsinger

family house at 273 Seventywith street. Walter S. Ross and C. C. Gretsinger have sold for Lucy Braun the two family house at 357 Eighty-second street to a client for occupancy.

FLUSHING ACRES IN DEAL. Ahmeler has sold to W. Stoff three

on Flushing alley, Flushing; one Hendrickson and seven acres adjacent to the Peterson property.

REALTY IN Y. M. C. A. DRIVE.

Meeting at Board Rooms To-day to Obtain Overseas Workers.

The Y. M. C. A. drive at the Real Estate Board, 217 Broadway, to-day at 2:30 P. M. will be addressed by Herbert L. Prait, president of the Standard Oil Company, and by R. W. Brown, one of the main drive committee. Both of these men have had experience in Y. M. C. A. work in France and both are eloquent speakers. They will set forth the requirements of the service and the opportunities to such as desire to engage in real war work.

Of the 3,000 men required for the Y. M. C. A. service abroad about 1,000 already have been secured. Answers that Fast Side.

M. C. A. service abroad about 1,000 al-ready have been secured. Answers that have been received from board members to the notices sent out by the board indicate that real interest has been aroused in the effort of the board to raise 100 volunteers for the service from among its members.

TAKES L. I. CITY HOUSE. Adolph J. Gretschel has sold for Joseph H. Ralph the two family dwell-ing at 457 Boulevard, Long Island City.

BOAT CO. AT COLLEGE POINT. The Farmers' Loan and Trust Com-pany has sold to the College Boat Corporation the northeast corner of Third street and First avenue, College Point.

BUYS NEWARK FACTORY.

The Schwarz Brothers Company of Kearny, N. J., have purchased the three story brick factory building located at 214 to 220 Parkhurst street, Newark. N. J., on a plot 100x180 feet, for the manufacture of paraffin paper cups, jars and pails. This property was formerly owned by Frederick I. Miller violin manufacturer. Feibleman & Co. of Newark consummated the transaction. The same office also sold to Mr. Miller the store and dwelling property at 92

RIDGEWOOD DWELLING BUYER. The Spath & Senger Building Com-pany has sold to H. Pase the dwelling on the east corner of Grove street and St. John's place, Ridgewood.

. . AKE OVER OLD HOUSES.

Maford Realty Corporation, William B. Walsh, S. B. Ward and J. A. Lyon, directors, was incorporated yesterday with a capital of \$100,000 for the purpose of acquiring old dwellings in Manhattan and revamping them into apartments for in

TO CONTROL FEDERAL HOMES United States Housing Corporation, active capital \$5,000, was formed yesterday with Director of Housing Otto M Eidiltz, L. B. Leland and G. B. Box, for ects in the vicinity of New York.

RECENT PROPERTY BUYERS. William Schwartz is the buyer of the two dwellings at 36 and 38 Hamilton

terrace, sold by Stephen and Belden Roach.

Frederick M. Schildnacher is the buyer
of the former stable and garage property of Greenhut & Co. at 4132 Park
avenue, reported sold several weeks ago.
It is a three story building, 58x150, and

Quinn, Inc. A. E. Norton & Co. and Pub-licity Clock Company: in the Acker, Merfall & Condit Building, Fifth avenue and Thirty-fifth street, to Samuel C. Theis, Cassiel A. Kavner. Dr. Sol Cohen, Grant S. Kelly and Whiting & Davis

Company.
Colin M. Eadle of James N. Wells's tween First avenue and Avenue A, to the Thomas Cusack Company of Chicago, outdoor advertising. The plot purchased by the Cusack company. 102-102

> TAKES HOME IN THE CITY. Albert B. Ashforth, Inc., has leased the residence at 804 St. Nicholas avenue for the American Indian Heye Foundation

to Richard D. Schmidt.

Douglas L. Elliman & Co. have leased a large apartment at 555 Park avenue, corner Sixty-second street, for Mrs. T. W. Bakewell to Mrs. Richard Mortimer of Tuxedo Park; also at 410 Park ave. nue for Moore & Wyckoff, agents, to Mrs John A. Hill; at 122 East Seventy-sixth street to Edward L. Weston, and have renewed lesses for the duplex apartment at 969 Park avenue to the Misses Tuckerman.

RENTS IRVINGTON PLACE.

NINETY-SEVENTH STREET—
Manheim sold 331 East Ninetyth street, a five story tenement,
plot 30x111, to the Rutherford
ag Company.

Kenneth Ives & Co. have rented Rochroane, the estate of M. S. Beltzhoover
at Irvington-on-Hudson, containing
about fity acres, large stone residence
and outbuildings, to Leo Steinfeld for

BUCHANAN PLACE—James Sloyan has sold to John A. Hamilton, 62 Buchanan place, a two and a half story frame dwelling, on a lot 24.6x100, near trand to Lambs' Club.

S. S. Walstrum-Gordon & Forman S. S. Walstrum-Gordon &

HOUSE BUYERS IN BROOKLYN.

The Realty Trust has sold for the Bridgeport-Wilkesbarre Company the one family brick and stucco semi-detached dwelling at 1853 Sixty-second street.

The Alco Building Company has sold of Paterson, N. J.

24TH ST, 17 to 25 East, to a 16 sty store and workshop building—Caritale Con-struction Co., premissa, owner; Gronen-berg & Leuchtag, 203 Fifth av. archi-

MECHANICS' LIENS.

Manhattan.

Manhattan.

CORNELIA ST. 11-M Banguanini & Coagt Teresa Zurla, owner; Joseph P Zurla, contractor. 131
160TH ST. 646 to 652 West-Anton Larsen & Son. Inc. agt Home Construction Co, owner and contractor (renewal) 1209

Research Bronx.

SATISFIED MECHANIC'S LIEN. Manhattan.

TRANSACTIONS RECORDED.

TRANSFERS. (With the name and address of owner and attorney.)

East Side. (East of Fifth avenue, between Fourteenth

CRIMMINS AV w s. 112 for St Mary st. 55. The Color of the st. 12 for St. Mary st. 55. The Color of the st. 12 for St. Mary st. 55. The Color of the st. 12 for St. Mary st. 55. The Color of the st. 12 for St. Mary st. 55. The Color of the st. 12 for St. Mary st. 55. The Color of the st. 12 for St. 55. The Color of the st. 12 for St. 55. The Color of the st. 12 for St. 55. The Color of the st. 12 for St. 55. The Color of the st. 12 for St. 55. The Color of the St. 12 for St. 55. The Color of the St. 12 for St. 55. The Color of the St. 12 for St. 55. The Color of the St. 12 for St. 55. The Color of the St. 55. The St. 55. The Color of the St. 55. The

MORTGAGES. (With name and address of lenger and attorney.)

West Side.

(West of Fifth avenue, between Fourteenth and 110th streets.)

29TH ST, 321 W, n s. 290 w 8th av. 22x 98.9, July 9—Frederic Poffet to Samuel Schaeffer, 35 w 32th at, 1 y. 6%, pr mig \$7,000; attys. A & H Bloch, 99 Nassau st. 34,000

31ST ST, 423 W, n s. 225 w 3th av. 25x 95.9, July 10—Dohm Realty Co to Frederick Vom Lumm. 425 W 44th st. and Geo Sterzer, 727 10th av. instals. 316 yrs. 5%, pr mtg \$16,000; attys. Title. Guar & T Co. 176 Bway. 5.550

3TH AV. 673-7. w s. 75.3 n 48th st. 75.3x 100, May 28—Resalie C Tone to U S Trust Co of N Y, due June 1, 1221, 5%; attys. Stewart & S. 45 Wail st. \$10,000 COLUMBUS AV. s w cor 26th st. 120.4xx0. 15 part a t. July 3—Townsend Pinkney to Emily D Van Wagener, Miller road, Morristown, N J. trus. 5 yrs. 6%, atty. Titl G & T Co. 176 Bway; gold. \$20,000

Bronx,

yrs, 5%; atty. Henry Gulon, 601 Greene av. Brooklyn \$4,000 ab. Hrooklyn \$4,000 ab. Hrooklyn \$4,000 ab. Hrooklyn \$5,000 at. Hrooklyn \$6,000 ab. Hrooklyn \$6,000 at. Hrooklyn \$6,000 at. Hrooklyn \$6,000 at. Hrooklyn \$1,000 at. Hro

sent. The shortage will mean that the area and the financial district will not be so well defined in the future as in the past, for concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns not being able to get a set of concerns the past of the the past

Bway

STEBBINS AV. 1193—Ulster Court Corp
to Cella Schleasinger, 239 E 173d a
atty N Y Title & Mtg Co. 135 Bway 11*
HOME ST. 822—Ulster Court Corpn
Cella Schleasinger, 230 E 173d 8t, att
N Y Title & Mtg Co. 135 Bway . 316

LIS PENDENS.

RECORDED LEASES.

Amounts to Almost 300,000,-Year Ago.

and Blokerage Co. 238 E 138th st. July
and 110th streets.)

16TH ST, s. 255 s Av C. 26x206.6x irreg
—New Anneterdam Gas Co to Consolidated Gas Co. 130 E 15th st. 131.8

SATISFIED MORTGAGES.

(With name and address of lender's attoration in 1310 Washington st. Hobsen.
N J. all liens, June 25; atty. Chas Brand, Jr. 59 Nassau st. 1. 21

PARK AV, 943-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. w cor 25d st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. 150 st. (TE), 100x109—James E R Carpenter to 250

Park AV Corps, 621 Park sv, mig 254-50, s. (Te) Tille Guar & T. Co. 176

AV H. 155 Basy St. (Te) Work of the complete to the stand st. (Te) to the st. (TE) to t

The first of the f

Were \$60,000, against \$14,000 a year ago, CORN—Market, after a alight decline at the opening, showed accided firmness, and final quotations were \$ 10 kc net higher. The cash markets in the West were firm and are apparently the dominating factor in the situation at prasent. The local cash market was firm, fresh shelled No. 7 yellow quoted at \$1.28% and No. 2 yellow \$1.55% c. f. New York.

OATS. The local cash market was easy; standard quoted at \$946. No 7 white. \$946. No 8 white. \$86. It saw the saw; olipped white. \$8 to 90c. all elevator.

	CHI	Lance 4	****		Tues-	+
CORN- July August September.	15174	High, 154% 156% 156%	Law. 1531 ₉ 1347 ₆ 1558 ₆	Close 154% 158% 156%	153%	F. Hande
OATS- July August September.	707	74% 71% 70%	7416 7014 664	761 ₄ 701 ₉ 691 ₆	74% 71 70%	1400
I.ARD- July September. RIBS-	26.17 26.27	26.17 26.27	28.12 26.15	26.17 26.17	26.17 26.25	3
July September. PORK		24.15 24.77	24.15 24.60	24.15 24.65	24.25 24.72	0.81
July September	Lieber.	there.	B-1 II II II	44.92	44 40 45 90	
	INTE	tion R				2
Wednesday Last week Last year		202,000	745 503	711. , 500 , 600 , 600	Ogta 531 600 960 500 555,000	3 2 2 2
S	EABOA	RD CL	EARAN	CES.		1
Wednesday		Flour.		eat.	Corn. 50,500	3

METAL MARKET.

	July 10.		July 9	
	Bid.	Asked.	Bid.	Asked
Lend, spot	1592	\$000	4711	12002
tpelter. E.S.L. spot.	8.50	8.65	8,59	8.60
relter. E S L Aug	8.50	5.0039	3.56	2.70
A leased marries	40.04	23.00	-9111	21.90
uleksilver	1846	\$125.00		\$125 00
ntimony	13.00	13.15	23,00	13.16
ig iron, No. 2, XF	1000	25.25	F-0-0	25.25
e iron, No. 1, XF		34.25		34.25
le iron, plain No. 2		33.75	4144	31.75
Pig Iron, basic		31.00	1	\$1.00
Pitta, been iron	4=44		100	34.10
Titla, there illustrates		47.50	4330	47.50
itts, bese billets				41.07.
Copper, Governmen				
OLD	ME	CALS.		
Dealers' buying pr	Louis	Are	fullow	4.1
			nta the	r Pound
opper	-this			
Heavy cut and cru	cioie.	ALLIANTE	BP 190	G23 50

[AT 14 VESEY STREET.]

SHARP DECLINES IN COTTON DEALINGS

Early Advance Checked on Receipt of Favorable Weekly Weather Report.

An early advance in the cotton market The prospect for a wheat crop of 240,-000,000 bushels more than reported last was checked by a more favorable weekly with a rye crop 21,000,000 bushele more than last year means a food supply in the way of grain of nearly \$00,000,000 to this the question of what was done the last year is most important in connection with the possibility of the coming year. During the year just ended the exports of wheat have amounted to about 134,000,000 bushels are renewal of Translations.

There was a renewal of Translations.

Will 100 MEAL—Government basis 100%, in sacks to arrive: Springs, \$10.90 MITTE CORN FLOUR—Market firm \$1.50 mitters and Kansas, \$11.50 mitters and Kansas,

August, 20 and ; Septer 19 28d ; November, 19 0 hardening; cloths quiet.

PRODUCE MARKETS.

BEANS AND PEAN-Receipts 1.028
bags beans and 300 bags peas. BEEANSMagrow choice. 100 lbs. 112-75; marrow,
Manchurian. \$13-913-25; Concertoines. Chisan. \$12-913-25; pea, choice. \$11-75-912;
medium. choice. \$11-75-912; Lady Washington. California. \$12-912-25; smail white.
California. \$12-912-25; Tepary. California.
California. \$12-912-25; Tepary. California.
California. \$12-912-25; Tepary. California.
California. \$12-912-35; Tepary. California.
California. \$12-912-35; Tepary. California.
California. \$12-912-35; Tepary.
California. \$

FRUITS, DRIED - APPLES - Evaporated, State, choice, per lb, 13% 915% c;

ane. Winnipeg, where said to be unloading. The discontinuous are said to be unloading. The said said to be unloading. The discontinuous are said to be unloading. The discontinuous are said to be unloading. The said said to be unloading. The said said to be unloading. The discontinuous are said to be unloading. The said said to be unloading. The s

SUGAR SYRUPS Fancy filtered, per gailon, bbc in barrels and 50c, buln, fil-tered, 40c, and 25c, and unfiltered, 20c, and 25c.

Salvans basis and 300 bars page 3813ASS.

Marrow, choice, 300 Ber. 1977 marrow.

Marrow, choice, 300 Ber. 1977 marrow.

Marrow, choice, 301 Ber. 1977 marrow.

Marrow, choice, 301 Ber. 1977 marrow.

Marrow, choice, 301 Ber. 1977 marrow.

Marrow, choice, 311 1977 marrow.

Marrow, cholid, 1977 marrow.

Marrow, choice, 311 1977 marrow.

Marrow, cho

Hy Joseph P. Day.

18T AV, 1874, w. a. 10.8 a 96th st. 25x80, 5 sty tni and stores—Howard Hunings from exr. agt Anna Dvorak et al. due. 10.50 in 18.50 PEARS—Georgia, Le Contact District Contact

MELONS—Georgia, standard crate, \$1.75.00

2.50; pony crate, \$1.500.1.75; flat crate, \$1.50; pony crate, \$1.500.1.75; flat crate, \$1.50; pony crate, \$2.500.1.75; flat crate, \$1.50; pony crate, \$2.500.1.50; flat crate, \$1.500.1.55; pony crate, \$2.500.1.50; flat crate, \$1.500.1.50; pony crate, \$2.500.1.50; flat crate, \$2.5

The coffee market was active at the start, with prices unchanged to an advance of 2 points. There was heavy selling in December, believed to be for the account of outside longs as well as some hedge seiling, but all offerings were well absorbed. Later some of the de-mand was supposed to be for the account of Brazil interests, with trade people here liquidating. The market closed 1 point net higher to 1 point net lower. ... A special cable was received from Santos showing futures there advanced 75 to 150 reis, but the trade here did not follow the advance, and there was no more effect than possibly holding prices steady. SUGAR—Cut loaf, Sc.; crushed, \$75c.; effect than possibly holding prices steady.

SUGAR—Cut loaf, Sc.; crushed, \$75c.; effect than possibly holding prices steady.

Statistically conditions in Brazil are bearish, with heavy accumulations of ulated and diamond A. 750c.; confectionulated and diamond A. 750c.; confectionulated and diamond A. 750c.; confectionunder way. A million bags of coffee under way. A million bags of coffee

July	s.12	6.15	8.12	8.13-15	
Angust		0,000	70.00	8 23 25	8.
September	8.35	5.36	8.36	8.36.37	
October	1	****	HARD	8.42-43	
November		111111		8 4b	
December		8.60	8.06	A 56 58	- 2
January		ALC:	1111	8 62-63	
Petermary		Carrier .		A 66 TO	
March		8.78	8.78	N 75-76	- 8
April			Tree	6.52.53	- 6
May		8.94		8.90-91	
Coffee cut \$\$550 Exch 9, 500 tage a 1u Santos Futures and 21,000 tage Receipts a last year an	nage us nd stoc spots u hanged and sto of ports	ichange k 819.00 nchang to 25 ck 2.54 m, ice	d at 1: 00 begand at 6 reis his 1,000 be bage.	1944. Re 1900 for ther. Re ign against	No.
total III. (sie)					